

029.0

0003

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,046,600 / 1,046,600

ASSESSED:

1,046,600 / 1,046,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
47-49		HARLOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HUNTER DEBBIE C TRUSTEE	
Owner 2: MEDEIROS FAMILY TRUST	
Owner 3:	

Street 1: 22 AMSDEN STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: MEDEIROS HERMANO M-MARIA E -	
Owner 2: -	

Street 1: 22 AMSDEN STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 3016 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
104	Two Family
	5143
	Sq. Ft.
	Site
	0

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	5143			80.	1.12	1									459,430						459,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5143.000	587,200		459,400	1,046,600		20202
							GIS Ref
							GIS Ref
							Insp Date
							08/11/17

Total Card	0.118	587,200		459,400	1,046,600	Entered Lot Size
Total Parcel	0.118	587,200		459,400	1,046,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	347.07	/Parcel: 347.07	Land Unit Type:

Parcel ID	029.0-0003-0022.0	Date
		12/23/2021
		Year end
		12/10/2020
		Year End Roll
		12/18/2019
		Year End Roll
		1/3/2019
		Year End Roll
		12/20/2017
		Year End Roll
		1/3/2017
		Year End Roll
		1/4/2016
		Year End Roll
		12/11/2014

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	587,200	0	5,143.	459,400	1,046,600			
2021	104	FV	559,700	0	5,143.	459,400	1,019,100			
2020	104	FV	559,700	0	5,143.	459,400	1,019,100	1,019,100	Year End Roll	
2019	104	FV	413,900	0	5,143.	488,100	902,000	902,000	Year End Roll	
2018	104	FV	413,900	0	5,143.	356,100	770,000	770,000	Year End Roll	
2017	104	FV	387,300	0	5,143.	310,100	697,400	697,400	Year End Roll	
2016	104	FV	387,300	0	5,143.	264,200	651,500	651,500	Year End	
2015	104	FV	343,600	0	5,143.	258,400	602,000	602,000	Year End Roll	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS HERMAN	55567-301		10/12/2010	Convenience		1	No	No	
	14495-184		12/1/1981		105,000	No	No	Y	

Building Permits	
3/20/2017	289
New Wind	5,600 C

5/5/1992	168	Manual	8,000				SIDING

ACTIVITY INFORMATION	
Date	Result
8/11/2017	MEAS&NOTICE
	HS
12/23/2011	Meas/Inspect
	100
5/15/2009	Measured
	189
2/18/2000	Measured
	263
4/1/1991	
	PM
	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average															
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:															
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:															
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating:															
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 1	Rating:															
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>																
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Good			1st Res Grid   Desc: Line 1   # Units 2												
Color: TAN				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating:			Other												
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper												
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2												
Year Blt: 1921	Eff Yr Blt:			Location: 1				Lvl 1												
Alt LUC:	Alt %:			Total Units: 1				Lower												
Jurisdct:	Fact: .			Floor: 1				Totals				RMs: 12	BRs: 4	Baths: 2	HB					
Const Mod:				% Own: 1				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Lump Sum Adj:				Name: 1				Exterior:	No Unit	RMS	BRS	FL								
<b>INTERIOR INFORMATION</b>				Phys Cond: GD	- Good			Interior:	2	6	2									
Avg Ht/FL: STD				Functional: 1	%			Additions:												
Prim Int Wal	2	- Plaster		Economic: 1	%			Kitchen:												
Sec Int Wall:	1	%		Special: 1	%			Baths:												
Partition: T	- Typical			Override: 1	%			Plumbing:												
Prim Floors: 3	- Hardwood			Total: 18.6 %				Electric:												
Sec Floors: 1	%			<b>CALC SUMMARY</b>				Heating:												
Bsmnt Flr: 12	- Concrete			<b>COMPARABLE SALES</b>				General:	2	12	4									
Subfloor:				Basic \$ / SQ: 180.00				<b>Rate</b>				Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.03377187																
Electric: 3	- Typical			Const Adj.: 0.99980003																
Insulation: 2	- Typical			Adj \$ / SQ: 186.042																
Int vs Ext: S				Other Features: 109000																
Heat Fuel: 1	- Oil			Grade Factor: 1.00																
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																
# Heat Sys: 3				NBHD Mod: 1																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 721331																
% Com Wal	% Sprinkled			Depreciation: 134167																
				Depreciated Total: 587163																
<b>MOBILE HOME</b>				WtAv\$/SQ: 1	AvRate: 1															
Make: 1				Ind. Val: 1																
Model: 1				Serial # 1				Year: 1				Color: 1								
<b>SPEC FEATURES/YARD ITEMS</b>																				
<b>PARCEL ID</b> 029.0-0003-0022.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	1	7X7	A	AV	2004	0.00	T	12	104								
More: N				Total Yard Items:				Total Special Features:				Total:								